





City of Loma Linda Official Report

Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: May 10, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: **Certificate of Appropriateness for Small Project Application (SPA) No. 05-02-** A proposal for interior and exterior renovation of an existing single-family residence in the Historic Mission Overlay District located at 25949 Mission Road.

RECOMMENDATION

Staff recommends that the City Council ratify the Historical Commission's approval of the Certificate of Appropriateness for the existing single-family residence located at 25949 Mission Road.

BACKGROUND

The subject property is the historic Van Uffelen house located on the south side of Mission Road (Attachment A). Originally part of the dairy operation, the land around the house has been sold and developed into the Mission Trails community built by Ryland Homes. In addition, the home is listed on the 1988 Hatheway & McKenna Report as a "resource of noteworthy local interest". The approximately 1,600 square foot house was built in the 1920's and has not been well maintained over the years.

To address the issues related to historical and cultural resources, the project was forwarded to the Historical Commission on March 7, 2005 as an information item on the basis of the minor exterior modification proposed at the rear of the house. The Historic Commission approved the applicant's request for the modification at the rear of the house with no further studies. The applicant has provided photos, plans (Attachment B) and a list of the proposed improvements (Attachment C). Since the property is currently not fenced, the rear of the house is visible from the extension of Van Leuven Street.

On April 25, 2005, an administrative public hearing was held and no comments were received from the public. Subsequently, staff approved SPA No. 05-02 pending the Council's ratification of the Certificate of Appropriateness.

ANALYSIS

Because the structure is more than fifty years old, alteration or demolition of the structure requires a Certificate of Appropriateness. Approval of a Certificate of Appropriateness by the Historical Commission and City Council is required in accordance with Section 17.80.090 of the Loma Linda Municipal Code.

No demolition or additional square footage is proposed. The applicant, Mr. Ken Bielas, is working to bring the house up to code and use as a primary residence. The size of the lot is approximately 23,000 square feet.

All elements of the project are consistent with the existing and draft General Plan and the Planned Community (PC) zoning regulations. The project is also in compliance with the Historic Mission Overlay District (HMOD). The applicant has worked closely with staff and has made efforts to provide the most appropriate layout and design to maintain the historic integrity of the house.

Findings

Pursuant to Loma Linda Municipal Code Section 17.80.090, the following findings have been provided.

1. *With regards to a designated resource, the proposed work will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.*

The applicant is working to restore the architectural integrity and design of the home. The restoration work will provide visual interest to the historic character of the neighborhood.

2. *With regard to any property located within a historic district, the proposed work conforms to the prescriptive standards and design guidelines for the district adopted by the commission and does not adversely affect the character of the district.*

The work to enhance the structure at 25949 Mission Road lends credibility to development taking place in the Historic Mission Overlay District (HMOD). The improved structure is adjacent to three of the new two-story homes that are part of the Mission Trails community by Ryland Homes.

3. *In the case of construction of a new improvement, addition, building, or structure upon a designated cultural resource site, the use and exterior of such improvements will not*

adversely affect and will be compatible with the use and exterior of existing designated cultural resources, improvements, buildings, natural features, and structures on the site.

The finding for No. 3 is for new construction and does not apply to this restoration and renovation project.

4. *That strict application of standards does not create an economic hardship based on testimony and evidence supplied by the applicant where it is judged by the commission and City Council that strict application of the guidelines would deprive the owner of the property of all reasonable use of or economic return, on the property.*

The requirements and standards of the Historic Mission Overlay District (HMOD) were brought to the attention of the applicant. The exterior renovation is limited to rear of the house and the work being done is in full compliance with the California Building Code (CBC) and other requirements, as applicable. (other exterior work involves painting and non-structural remedies). The majority of the work is being done on the interior to make the house more functional to today's standards.

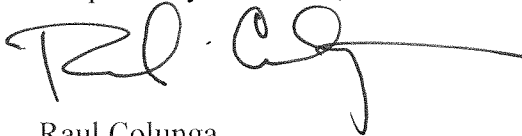
ENVIRONMENTAL

The project is eligible for a Class 1 Categorical Exemption (Existing Facilities) from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15301d. The Class 1 Categorical Exemption allows the restoration or rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety.

FINANCIAL IMPACT

The applicant has paid the application fee for the review of the Small Project Application and will be paying all plan check fees, and building permit fees related to the renovation and restoration of the home and two garages.

Respectfully submitted,



Raul Colunga,
Assistant Planner

ATTACHMENTS

- A. Site Location Map
- B. Project Plans and Photographs
- C. Letter of request to Historic Commission

Attachment A

Site Location Map

SUBJECT PROPERTY-
25949 MISSION ROAD

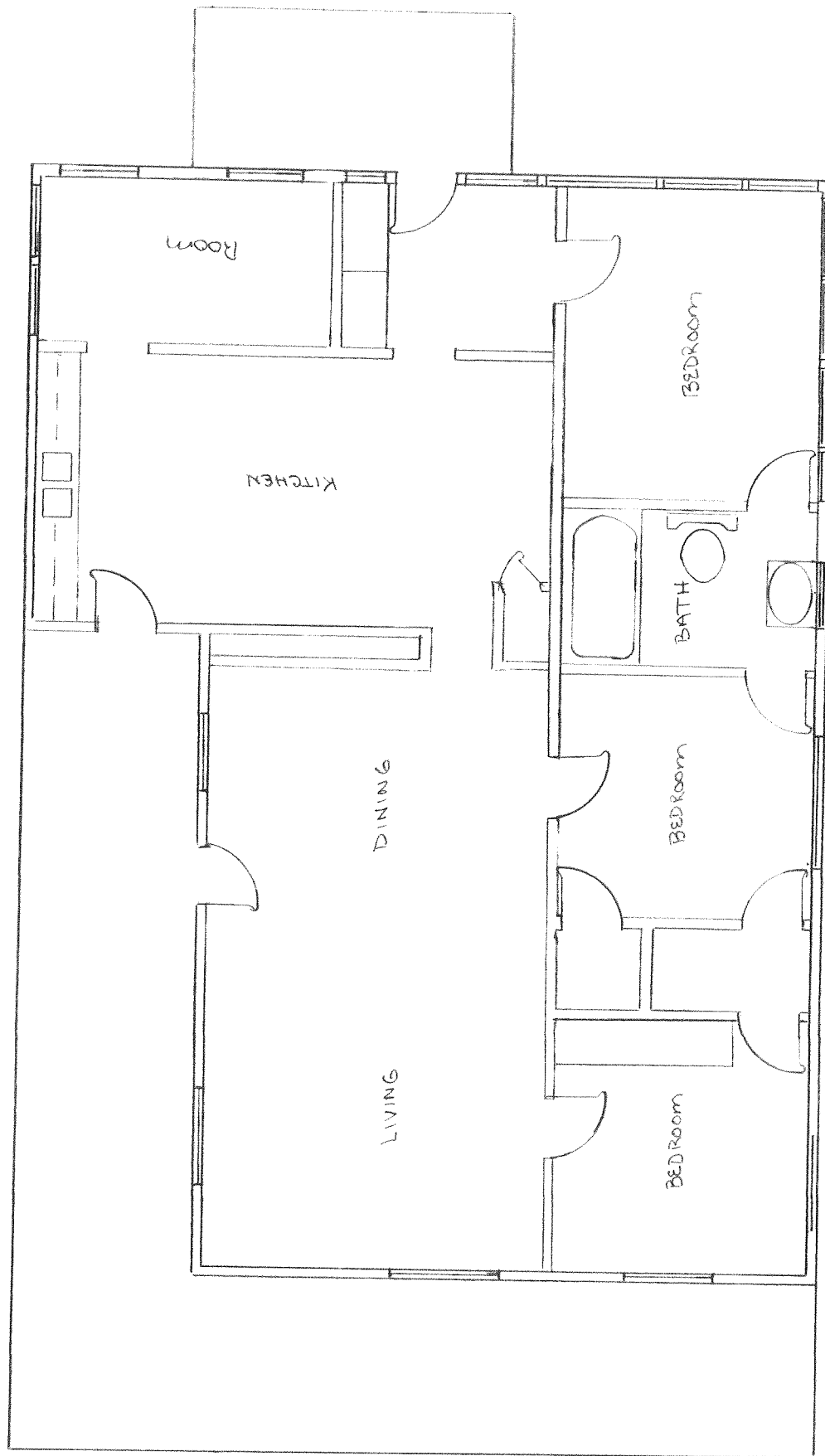
SCALING - 8



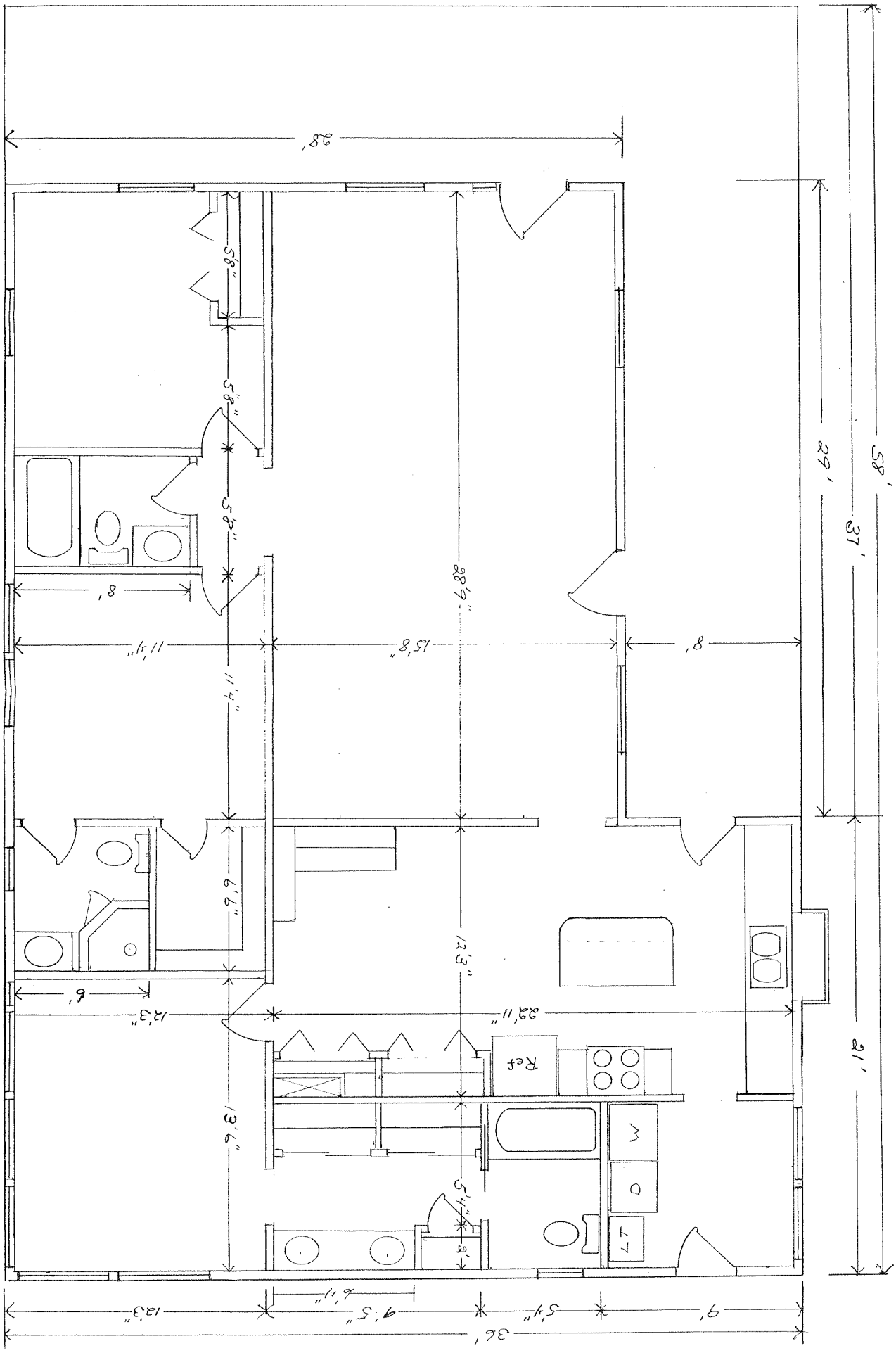
Attachment B

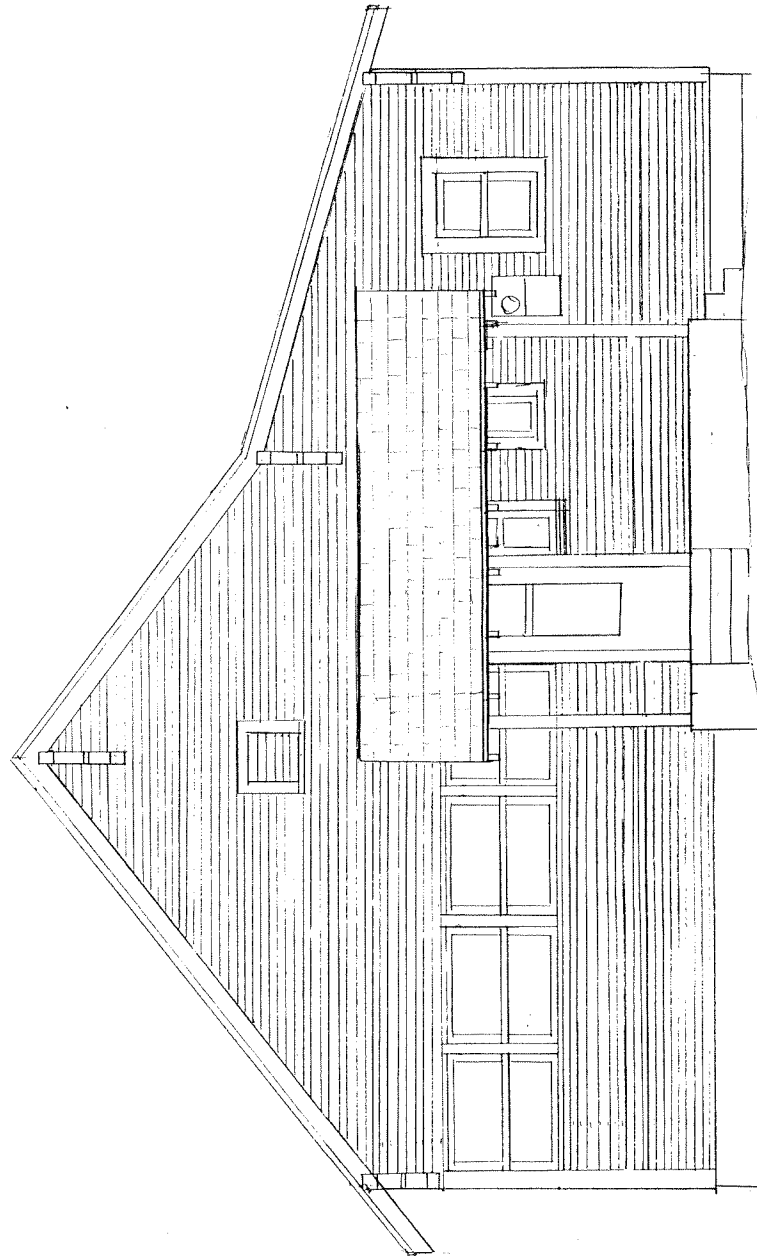
Project Plans and Photographs

CURRENT FLOOR PLAN

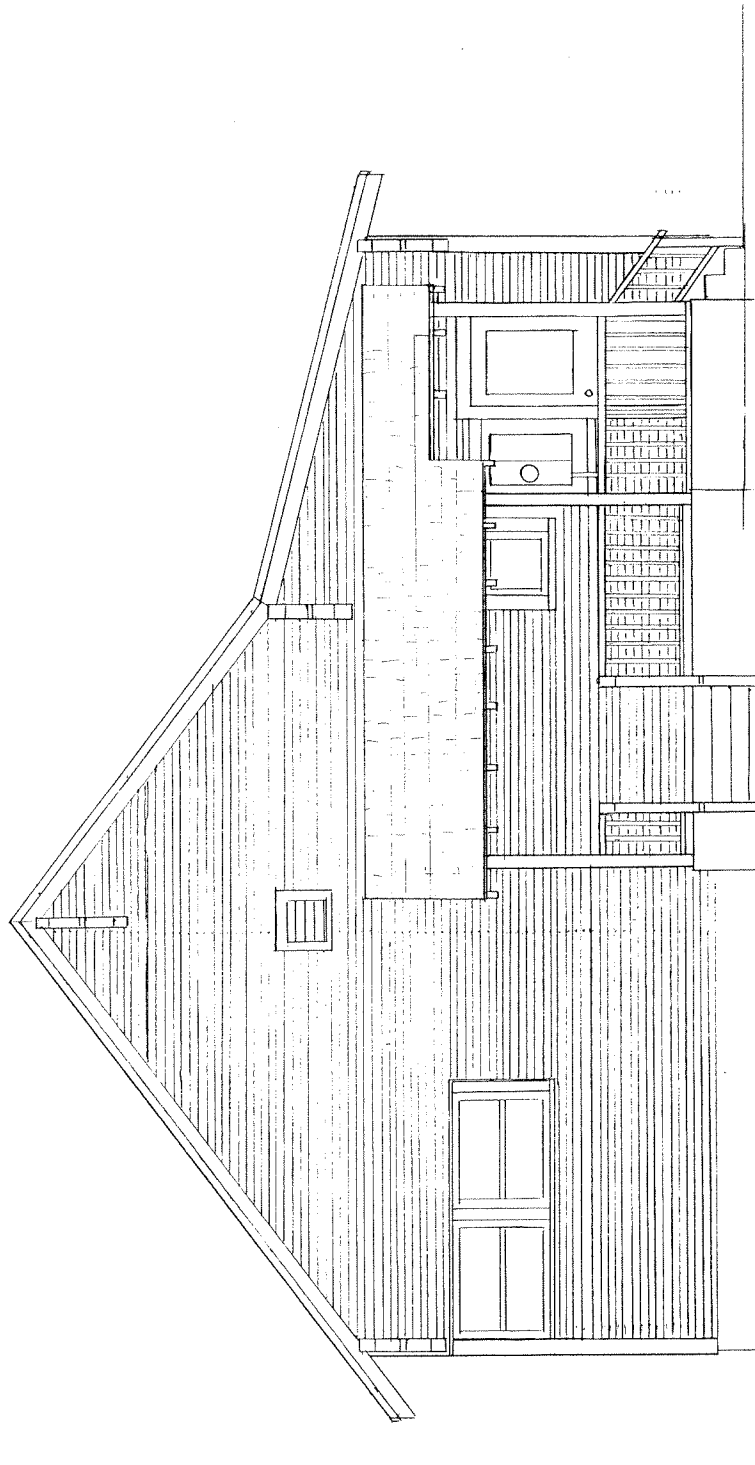


PROPOSED FLOOR PLAN





CURRENT ELEVATION
REAR / SOUTH SIDE



PROPOSED ELEVATION
REAR | SOUTH SIDE



← Photo A

North side, front of house

Request #1

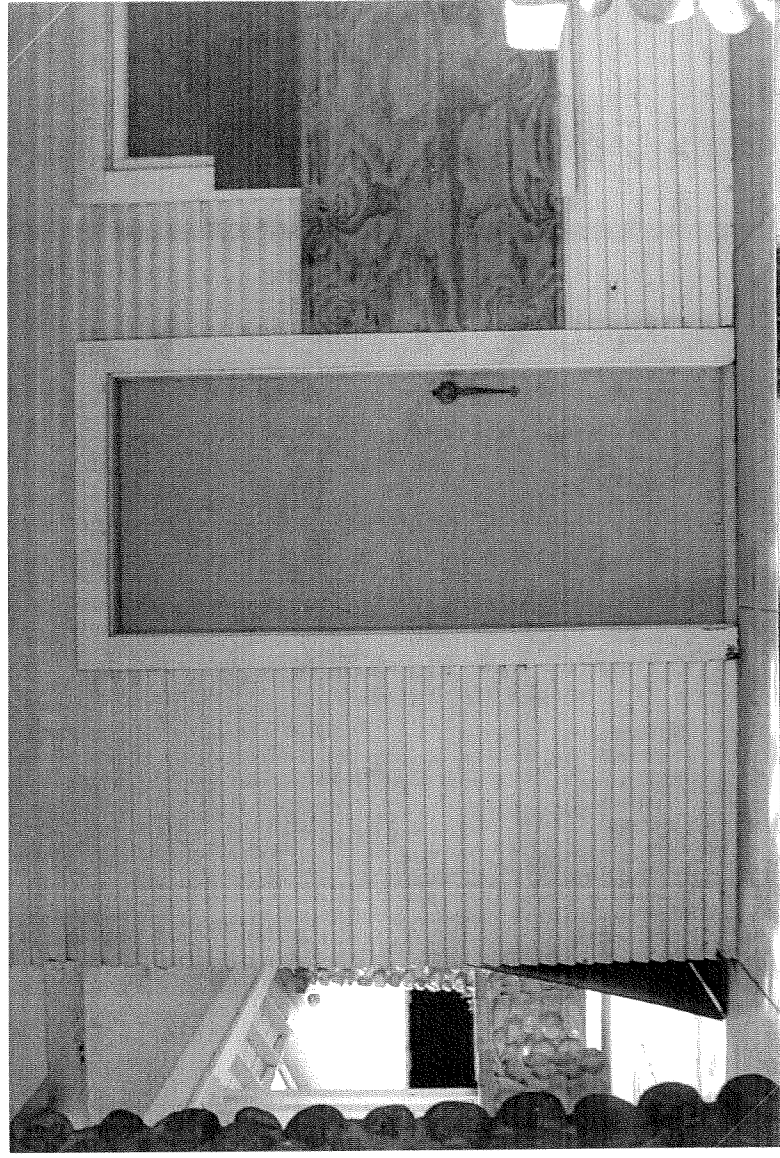
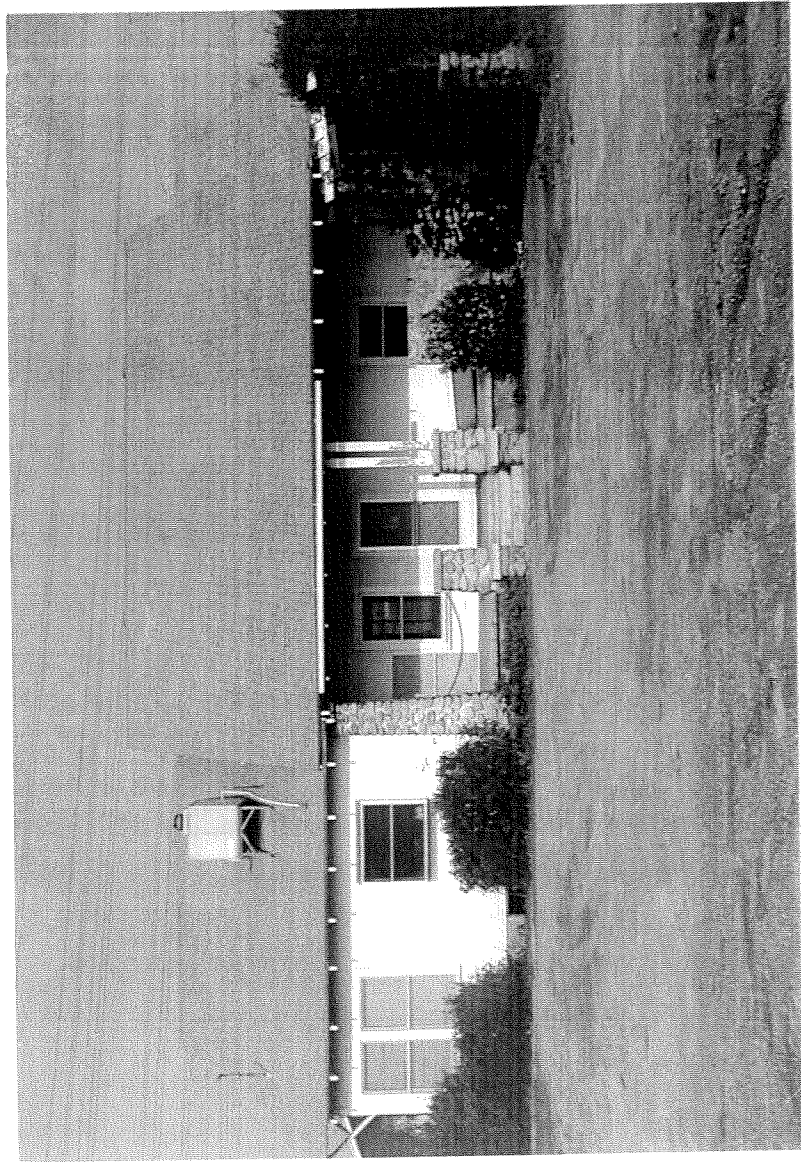


Photo B →

Front door facing north.
Is not able to be used
currently. Previous owners
sealed off door from the
inside

Request #1



← Photo C

East side of house.
Faces Van Leuven

Request #2

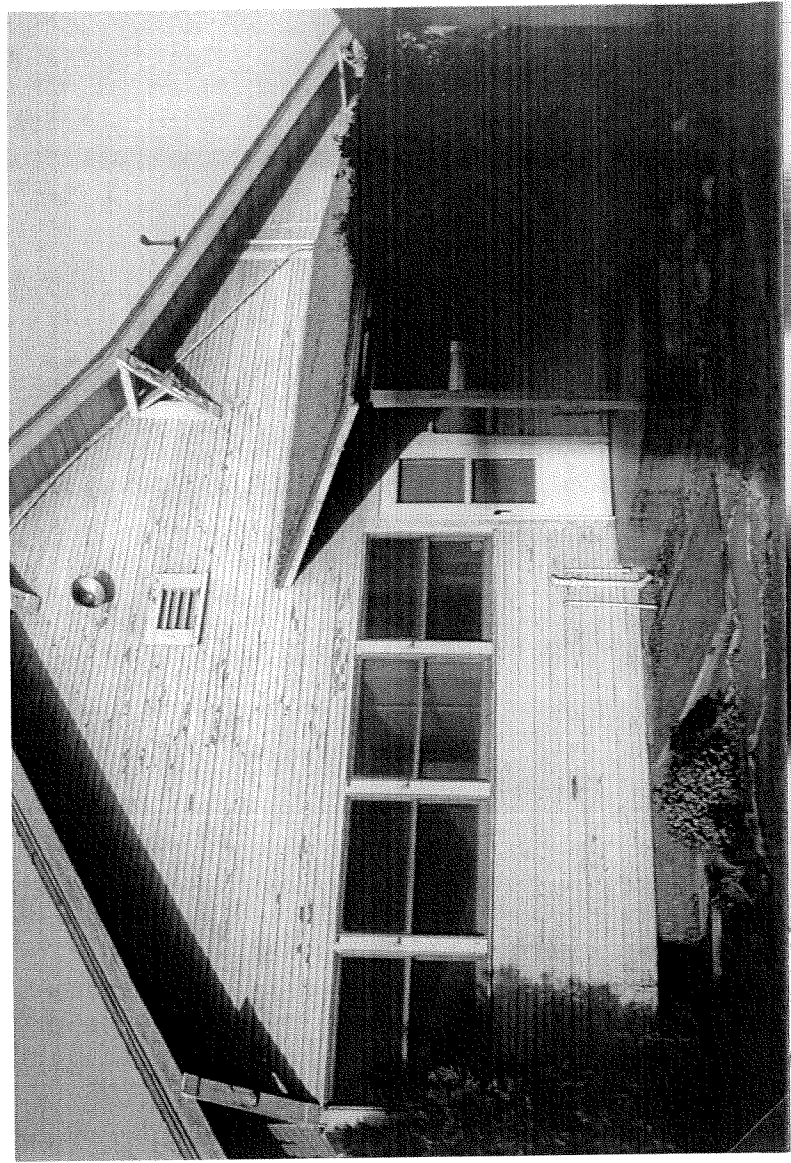
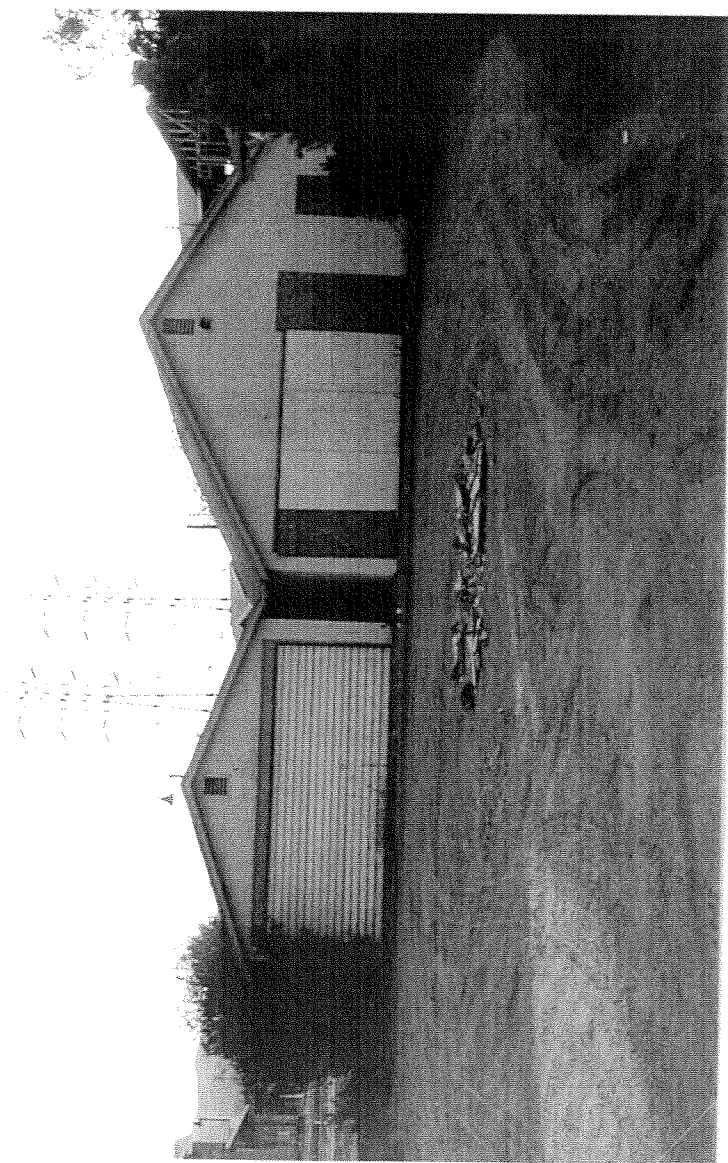


Photo D →

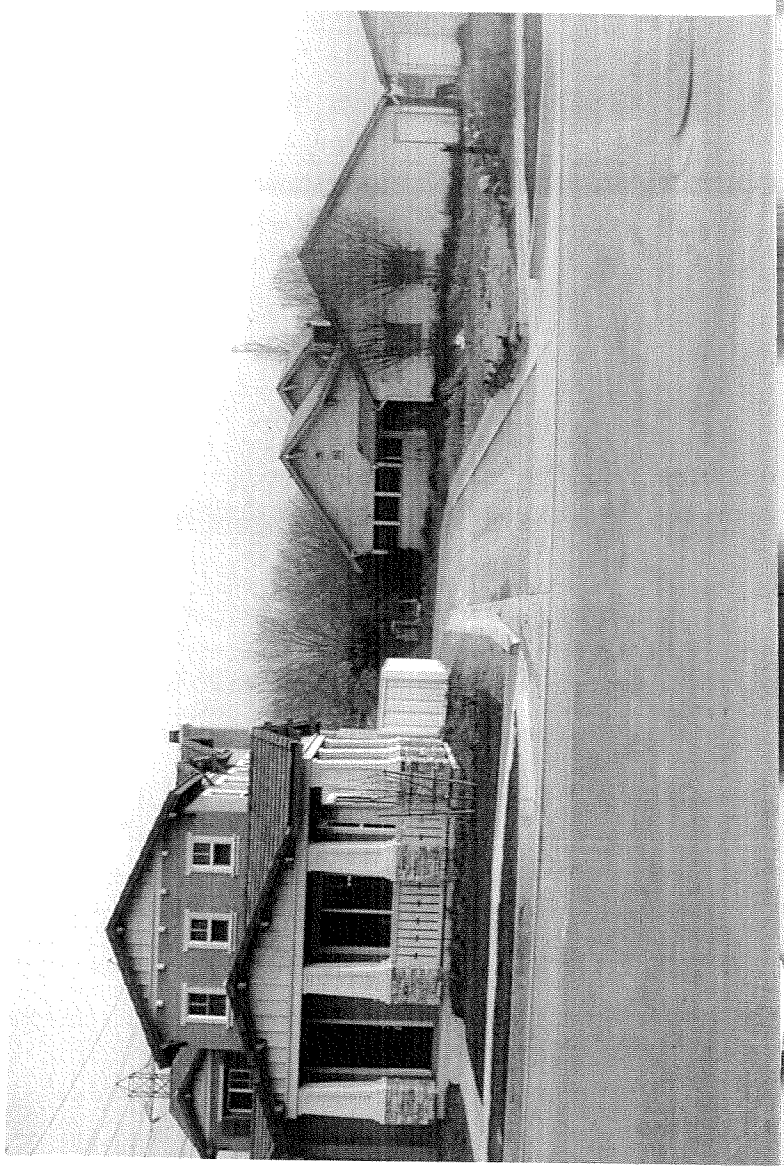
South side, rear of
house

Request #2

Two Garage structures east
of house. Left garage 20 x 30
Right garage 30 x 30



South side of house off
of Van Leuven.



Attachment C

Letter of Request to Historic Commission

HISTORICAL COMMITTEE

The following requests is for the refurbishing of the home that is located at 25949 Mission Road, Loma Linda. The home sits on the corner of Mission Road and Van Lueven.

Request #1

To install all new exterior doors and a sidelight panel installed next to front door.

History: Front door shows that it was at one time a entrance (photo A) but has since been covered by sheet rock from the inside. It is not a usable entrance at this time. It's not real noticeable but front door sits off center with the steps when approaching porch (photo B). By adding a sidelight, it would center door with steps as well as give the entrance a more appealing look. Back door in the house has been destroyed due to vandalism. Other two doors intact but are as plain as front door.

Request #2

To remove heat & air conditioning unit from roof (photo C). Install heating unit below house in cellar (photo D). Air would be a ground unit that would sit to the left of Cellar entrance.

History: Heat and Air unit is a Murray and was manufactured in 1972. Looking to improve the look of roof. To also move toward more energy efficient equipment.

Request #3

To replace windows with wood frame, vinyl clad and sash (photo E).

History: All the windows will need to either be removed and rebuilt or replaced. Counter weights are broken and are Single pane glass. Another area to increase energy efficiency. Will require custom made to maintain original look.

Request #4

Rewire house and upgrade panel for electric. Replace, repair and upgrade plumbing in house.

History: Electric, cable, phones and sewer has been brought in under ground. House has knob and wire in the original structure. Would like to upgrade this as well as rewire for other services that have been brought in. City of Loma Linda is requiring that the electrical panel be upgraded to 200 amp (photo F) before occupancy.

With sewer brought in a lot of the plumbing is needed to be redone to redirect plumbing from the septic tank to city hook ups.

Request #5

Submitting plans for remodel of the house.

History: The house over the years has been added onto or remodeled a few times. A couple of areas we see needing to be corrected to make the house more user friendly

1. The house only has one bathroom, which can only be accessed from entering one of two bedrooms.
2. Middle bedroom has doors on every wall.
3. Every bedroom is limited to privacy
4. House doesn't have a laundry room
5. Living/dining room has limited wall space
6. Too much wasted space in kitchen and room next to kitchen

With the new floor plan we believe we have corrected these important areas. But will require eliminating three windows and moving a door on the exterior wall at the rear of the house. The interior requires 3 nonbearing walls moved but not eliminated. We have submitted elevation of before and after, original floor plan and new floor plan and picture of house